

RICHARD D. McGOEY, P.E. (NY&PA) WILLIAM J. HAUSER, P.E. (NY&NJ) MARK J. EDSALL, P.E. (NY,NJ&PA) JAMES M. FARR, P.E. (NY&PA) ☐ Main Office

33 Airport Center Drive Suite #202

New Windsor, New York 12553

(845) 567-3100

e-mail: mheny@mhepc.com

☐ Reαional Office

507 Broad Street Milford, Pennsylvania 18337 (570) 296-2765

e-mail: mhepa@mhepc.com

Writer's E-mail Address: mje@mhepc.com

## TOWN OF NEW WINDSOR PLANNING BOARD REVIEW COMMENTS

PROJECT NAME: PROJECT LOCATION:

MEADOWBROOK ESTATES MAJOR SUBDIVISION

OFF N.Y.S. ROUTE 94 (Near Meadowbrook Lodge)

SECTION 65 - BLOCK 1 - LOT 61.1 and 61.2

PROJECT NUMBER:

01-42

DATE:

13 JUNE 2001

**DESCRIPTION:** 

THE APPLICATION IS FOR A 74 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION IN NEW WINDSOR, WITH AN ADDITIONAL 16 LOTS IN

THE TOWN OF CORNWALL (90 LOTS TOTAL). THE PLAN WAS PREVIOUSLY REVIEWED AT THE 13 JUNE 2001, 22 MAY 2002 AND 14 AUG 2002 PLANNING BOARD MEETINGS. THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. The project is located to the northwest of the Meadowbrook Lodge. As previously noted the plan has been revised to propose a total of 74 lots in New Windsor, rather than the 165 originally proposed (interim plans also showed 127 and 118 lots). For information purposes, the Cornwall lot count has been reduced to 16 from the original 18 proposed.

As a reminder to the Board, this application is technically "grandfathered" to the former zoning requirements, but has agreed to a decreased density as shown on the plans.

- 2. The town line results in several of the lots being split between the towns. Lots 11, 12, 13, 16, 17 and 81 are involved. On the final plan, notes should be included which mandate that the residences will be placed such that the primary structure and all accessory structures are within one town jurisdiction.
- 3. The plans include references to what appear to be intended lot line changes (notations of balances of lots to be conveyed to other lots). This must be properly referenced on the plans.

- 4. This project involves multiple areas which will require further detailed review, following this public hearing, as follows:
  - Final zoning compliance must be verified, with net areas after wetland subtractions are made. I have some areas of concern in this regard.
  - Road layout, drainage and roadway profiles will require review with the Highway
    Superintendent. His concurrence with the multiple stormwater ponds must be obtained. (On
    subsequent plans, the design engineer should insure that all profiles indicate road slopes in all
    areas; currently several profiles are incomplete).
  - The town line cuts roadways. We will need to coordinate between the two highway superintendents relative to maintenance issues.
  - Detailed submittals and reviews will be needed relative to the water, sewer and stormwater aspects of the design. These detailed reviews are not complete at this time.
  - Capacity of off-site water and sewer facilities is currently being evaluated with the applicant's engineers. At this time, the applicant has, in concept, agreed to an off-site sewage pump station replacement. This will receive further review.
  - Submittal to and approvals from the NYSDEC and OCDOH will be required.
- 5. The Board will receive comments at this Public Hearing that will need evaluation before a SEQRA determination is made. As well, comments are anticipated from the NYSDOT and the special traffic consultant (John Collins Engineers, Phil Grealy, who is reviewing the traffic study for the Town). These comments will require further review.

I suggest that the Board defer any SEQRA determinations until all review comments are received and issues fully addressed.

Respectfully Submitted,

Mark J. Edsall, P.E., P.P. Planning Board Engineer

MJF/st

NW01-42-23Apr03.doc

NAME	ADDRESS	SIGNATURE	
# . A G . h A	2008 Intone lare		<i>₹</i> ~~
7 0 61	2010 Toda Dem	Pro-McColl	
2 10/01/3	250 California M.	TAR	
TIMMES	2 CAG CONSTITUTION	Flow C	
G Smith	2301 Constitute	have not	7
K. D'ESPOSITO	2508 Constitution	Louis apposite	
A. LAKOUBKI	2511 CONSTITUTION	an white	
Marnie Lan	n 2517 Constitution	Marie Haron	
K. Hollaur.	2514 Constitution	K. Stown	
P. Matale	2515 Conshitution	r Matale	
A Dunko	2218 Co 2749	o. a Deemko	-
F FIENCO	2519 CONSTITUT	nway tangot	Teuco.
Show Son of	2404 Seedler NA	C. UT GUEDZ	
I ay Vacque	2410 Settlers Pilge	10:047 QUEDEZ	
C. Ygadow C	24/6 OFFICENCE	2100	
A Autorizero	2418 SEILER KA	Per la	
Leina ycoses	Conditions	The train	
May or Me	330 7 French Mail	- May Cultur	
F HARAJ	240   StHers &	Davis	
Anthon 1 Albane	e2301 Pioneer Trail	Andrew A. Al Vanero	
PETER MELITABES	2303 PICHORE TIPIL	LA 11.2	
MARTIN PASTOR		N. W. Parta	
JASON VAZQUE	22410 Sittles file	MAB	
	2415 settless fill	Birken war &	
RYAN FITZGERALD		/ma his	
	<u> </u>		
		<del></del>	
<u> </u>			
<u> </u>	<u> </u>	J	1

Petition Signed by Residents of The Reserve Opposing that the Road Pioneer Trail become a through road to Meadow brook Estates then directly Connecting to 94.